



AGENDA
RIO DELL PLANNING COMMISSION
STUDY SESSION – 5:30 P.M
WEDNESDAY, JULY 17, 2013
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Planning Commission meetings often.

A. CALL TO ORDER – 5:30 p.m.

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not intended. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

E. STUDY SESSION MATTERS

1) 2013/0717.01 - Review of the following:

- Draft Land Use Matrix
- Potential New Use Types
- Appropriate Zones for New Use Types
- Definitions

H. ADJOURNMENT



In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.


The next Regular meeting is scheduled for July 24, 2013 at 6:30 p.m.


675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Study Session of: July 17, 2013

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Jim Stretch, City Manager 

Date: July 11, 2013

Subject: Study Session: Land Use Matrix/Use Types/Definitions

Recommendation:

That the Planning Commission:

1. Continue review and discussion of the Draft Land Use Matrix, Use Types and Definitions; and
2. Direct staff to make any recommended changes or revisions; and
3. Continue review and discussion of the Draft Land Use Matrix, Use Types and Definitions to your next regularly scheduled meeting or schedule another Study Session to an acceptable date.

Background and Discussion

Staff distributed the Draft Land Use Matrix, Use Types and Definitions at your May meeting for review. The Commission briefly discussed the Matrix and Definitions at your June meeting. The Commission directed staff to schedule a Study Session for July 17th for further review and discussion. Staff has made some revisions to both the Land Use Matrix and the Definitions. The revised Draft Land Use Matrix and Definitions are included as Attachments 1 and 2 respectively. Please bring your Zoning Regulations to the meeting so that we may review the various zoning designations and their intent.

Attachments:

1. Draft Land Use Matrix.
2. Draft Definitions.

Land Use Matrix

UR = Urban Residential; SR = Suburban Residential; SM = Suburban Medium; R = Rural; TC = Town Center; CC = Community Commercial;
NC = Neighborhood Center; I = Industrial; IC = Industrial Commercial; NR = Natural Resources; PF = Public Facilities

Use Type	UR	SR	SM	R	TC	CC	NC	I	IC	NR	PF
Non-Residential Use Types											
Administrative Offices								P	P		
Adult Entertainment					C						
Aggregate Resources Production								C		C	
Amusement Arcades					P	P	P				
Antique Shops					P		P				
Apartments on upper floor of multistory buildings					P						
Appliance and Household Goods Sales and Service					P		P				
Art Galleries					P		P				
Artisan Studios and Showrooms					C						
Assisted Living Facilities											
Audio-Video Stores					P		P				
Automobile Gas Stations						P	P				
Automotive Sales, Service and Repair (contained entirely within a building)						P	P				
Automobile (Motor Vehicle) Repair, Maintenance and Fueling									P		
Automobile Wrecking Yards											
Bakeries					P		P				
Banks and Financial Institutions w/o drive-up facilities					P		P				
Banks and Financial Institutions with drive-up facilities							P				
Bars (licensed Premises)					C						

P = Principally Permitted

C = Conditionally Permitted

* Asterisk – No definition

Blue Type = Use Currently Not Identified

Green Type = Use Not Specifically Identified, But Similar

Use Type	UR	SR	SM	R	TC	CC	NC	I	IC	NR	PF
Bars (Licensed Premises) Appurtenant to Restaurants					P		P				
Barbershops					P		P				
Bed and Breakfast Establishments					C						
Bed and Breakfast Establishments in a Mixed Use Building						P	C				
Beauty Salons					P		P				
Bicycle Sales, Rentals & Repairs					P						
Billiard Halls											
Boarding and Rooming Houses						P	C				
Bookstores					P		P				
Bowling Alleys					P						
Business and Professional Offices (Accountants, Architects, Engineers, Financial Advisors, Lawyers, Medical and Dental Offices)							P				
Caretaker's Apartment											C
Carpentry and cabinet-making shops						C		P	P		
Caterers					P	P	P				
Cemeteries										C	
Child Care									C		
Churches, Places of Worship * (Allowed in UR w/CUP)											
Civic Uses and Cultural Organizations					C		P				
Civic Uses and Cultural Organizations, including City offices and other government services and City parking facilities					C	C	P				
Clothing and Apparel Businesses					P		P				
Clothing Manufacturers						C		P	P		
Coffee Shops					P						

P = Principally Permitted

C = Conditionally Permitted

* Asterisk – No definition

Blue Type = Use Currently Not Identified

Green Type = Use Not Specifically Identified, But Similar

Use Type	UR	SR	SM	R	TC	CC	NC	I	IC	NR	PF
Commercial Recreation											
Batting Cages						P	C		P		
Golf Courses				C						C	
Miniature Golf						C	C		P		
Indoor Sports Courts						P	C		P		
Outdoor Sports Courts	C	C	C	C			C		P		
Indoor Gun Ranges					C	C	C		P		
Outdoor Gun Ranges										C	
Indoor Go-Cart Tracks						P			P		
Outdoor Go-Cart Tracks						C			C		
Indoor Swimming Pools						P	P		P		
Outdoor Swimming Pools						C	C		P		
Waterparks						C	C		C		
Community Care Facilities – Small Six (6) or Fewer	P	P	P	P							
Community Care Facilities – Large Seven (7) or More	C	C	C	C			P				
Contractor's Yards						C		P	C		
Convalescent Hospital	C					P					
Day Care Centers*						P	C				
Drug Stores*					P		P				
Dry Cleaning (Not including processing plants)*					P		P				
Dry Cleaning/Laundry Plants*											
Florist*					P		P				
Frame (Art) Shops*					P						
Fruit & Vegetable Markets/Stands*					P						
Funeral Homes*											
Furniture Stores/Sales*					P		P				

P = Principally Permitted

C = Conditionally Permitted

* Asterisk – No definition

Blue Type = Use Currently Not Identified

Green Type = Use Not Specifically Identified, But Similar

Use Type	UR	SR	SM	R	TC	CC	NC	I	IC	NR	PF
Gift Shops*					P						
Go-Cart Tracks – Indoors*											
Go-Cart Tracks – Outdoors*											
Grocery Stores – Supermarkets*					P	P	P				
Gun Ranges and Clubs – Indoor*											
Gun Ranges and Clubs – Outdoor*											
Handicraft Manufacture*						C		P	P		
Hardware Stores*					P		P				
Health Clubs (Gyms)*					P						
Health Spas*					P						
Hobby and Craft Shops*					P						
Hospitals*											
Hotels and Motels*					C	C			C		
Hotels and Motels in a mixed use building*						C					
Kennels and Animal Boarding*								P	P		
Laundromats*					P		P				
Live-Work Units*					C						
Lodging Uses, including Lodging Provided as Part of the Civic or Cultural Use*											P
Lumber Yards*						C		P	P		
Management for Fish and Wildlife Habitat*										P	
Manufacturing*								P	P		
Manufacturing – Heavy*											
Manufacturing – Light (Conducted entirely within a building)*						P					

P = Principally Permitted

C = Conditionally Permitted

* Asterisk – No definition

Blue Type = Use Currently Not Identified

Green Type = Use Not Specifically Identified, But Similar

Use Type	UR	SR	SM	R	TC	CC	NC	I	IC	NR	PF
Massage Establishments*											
Metal Working Shops*								P	P		
Mortuaries*											
Movie Theaters*					P						
Museums*					P						
Nurseries and Greenhouses*							P				
Painters and Decorators Yards*						C		P			
Pawn Shops* (Retail Sales?)											
Penal, Correctional or Detention Institutions and Facilities for the Care of Mental Patients*											C
Pet Shops*							P				
Plumbing Shops*						C		P			
Power Generation*								P			
Printing and Lithographic Shops*						C		P			
Public Buildings, including City Hall, Fire Stations, Libraries, Courts, Museums, Auditoriums, Hospitals and Similar Uses*											
Public Corporation Yards, Shops, Repair and Storage Yards and Buildings*											
Public Facilities, including wastewater treatment facilities*									P		
Public Fairgrounds and Related Uses*											P
Public Garages*							P				
Public Recreation where compatible with resource management and protection*										P	
Public Schools, Parks, Playgrounds and Recreational Facilities*											P
Recreation Vehicle Parks						C					

P = Principally Permitted C = Conditionally Permitted

* Asterisk – No definition

Blue Type = Use Currently Not Identified

Green Type = Use Not Specifically Identified, But Similar

Use Type	UR	SR	SM	R	TC	CC	NC	I	IC	NR	PF
Veterinarians (Small Animals) (Completely enclosed within a building)*						C	C	P	P		
Veterinarians (Large Animals)*								C	P		
Visitor Serving Uses*										C	
Wetland/Watershed restoration*										P	
Wholesale Outlet Stores*						C		C			
Wood Products Manufacturing*								P	P		

17.30.200 Public uses.

Public uses, as defined herein, shall be permitted in any PF zone and shall obtain a use permit prior to locating in all other zones. Proposed public uses relating to the acquisition of rights-of-way shall be submitted to the Planning Commission for recommendation at least 30 days prior to acquisition. [Ord. 252 § 6.14, 2004.]

17.30.210 Public utility buildings and uses.

Public utility buildings and uses, including but not limited to communication equipment buildings, substations, generating plants, geometers and transmission facilities shall be classified as quasi-public uses. [Ord. 252 § 6.15, 2004.]

17.30.220 Quasi-public uses.

Quasi-public uses, including public utility uses, shall be permitted in the PF zone without a use permit and may be permitted in other zones subject to the securing of a use permit; provided, however, that lines and facilities for local service shall be permitted in all zones, and that the locations of proposed transmission lines shall be discussed with and approved by the City Council prior to the acquisition of rights-of-way therefor. [Ord. 252 § 6.16, 2004.]

Chapter 17.10 DEFINITIONS

Sections:

17.10.010 Definitions.

17.10.010 Definitions.

Unless the context otherwise requires, the definitions set forth or otherwise provided for in this chapter shall be used in the interpretation and construction of this title. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure," the word "used" shall include "arranged, designed, constructed, altered, converted, rented, leased, or intended to be used," and the word "shall" is mandatory and not directory.

"Abutting" means land having a common property line or separated only by an alley, easement or private street.

"Access drive" means a way or means of approach to provide entrance to a property.

"Accessory building or structure" means a building or structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use. An accessory building or structure may be erected only after the principal building or structure is established.

"Accessory use" means a use of land or of a building that is customarily incidental and subordinate to the principal use of the land or building located on the same lot. An accessory use may be established only after the principal use is established

"Acre" means a measure of land containing forty-three thousand five hundred and sixty (43,560) net square feet.

"Addition" means the result of any work that increases the volume of an existing structure or replaces a demolished portion.

Administrative Offices" means office space for administration, management and support staff which is subordinate and appurtenant to the permitted use of the property.

"Adult bookstore" means an establishment having as a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are substantially devoted to the depiction of specified sexual activities or specified anatomical areas.

"Adult entertainment" is defined as including the terms "adult bookstore," "adult motion picture theater," "specified anatomical areas," and "specified sexual activities," each of which are defined herein.

"Adult entertainment activity" means any activity which activity is conducted exclusively for the patronage of persons who are 18 years of age or older and from which persons 17 years of age

or younger are specifically excluded, with the inclusion of those licensed and regulated by State and Federal agencies but not limited to such businesses as adult bookstores, adult massage parlors, adult motion picture theaters, and adult entertainment in night clubs.

"Adult entertainment in night clubs" means night clubs which feature topless dancers, bottomless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainment.

"Adult motion picture theater" or "adult motion picture mini-theater" means an enclosed building or portion thereof, used for presenting material in the form of motion picture film, video tape, holographic projection or other similar means which is substantially devoted to the depiction of specified sexual activities or specified anatomical areas for observation by persons therein.

"Aggregate Resource Production" means the processing, sorting, stockpiling, sales and distribution of nonmetallic materials such as sand and gravel.

"Agriculture" means the use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and secondary accessory uses, but not including commercial stock yards, slaughter houses, hog farms, fertilizer works or plants for the reduction of animal matter.

"Agriculture, General" means farming, dairying, pasturage, timber production, tree farming, horticulture, floriculture, viticulture, apiaries and animal and poultry husbandry, but not including stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter.

"Agricultural supply services" means those uses which provide accessory support services to other agricultural uses including the following: feed and hay sales, agricultural laboratory services, farm machinery and equipment repair (excluding trucks and other motor vehicles), irrigation equipment sales and repair, equestrian supplies, and similar support services as determined by the Planning Director.

"Airport Private " means a private airport or airstrip intended for the sole use of the airport owner and his or her invitees.

"Airport public use " means a publicly or privately owned airport that offers the use of its facilities to the public without prior notice or special invitation or clearance, and that has been issued a California Airport Permit by the Division of Aeronautics of the California Department of Transportation.

"Alley" or "lane" means a public or private way less than 40 feet wide affording only secondary means of access to abutting property.

"Ambient noise level" means the composite of noise from all sources excluding the alleged offensive noise. In this context, it represents the normal or existing level of environmental noise at a given location for a specified time of the day or night.

"Amusement arcade" means a venue where people play arcade games such as video games, pinball machines, electro-mechanical games, redemption games, merchandisers (such as claw cranes), or coin-operated billiards or air hockey tables.

"Amusement park" means an outdoor facility, which may include structures and buildings, where there are various facilities for entertainment, including rides, booths for the conduct of games or sales of items, and buildings for shows and entertainment.

"Animal adult " means an animal that is either over the age of four (4) months or has been weaned, whichever occurs later.

"Animal hospital" means a building used for the care and treatment of sick or injured dogs, cats, rabbits, birds and similar small animals.

"Animal shelter" means a facility that acquires, keeps or legally impounds stray, homeless, abandoned, or unwanted animals.

"Antique Shops" means the sales of old or classic goods, including but limited to furniture, jewelry, clothing, hand tools, signs, bottles, etc.

"Appliance Sales and Service" means the retail sales and service of appliances conducted entirely within an enclosed building and not including the outside storage of appliances.

"Art Galleries" means the display and sale of art, including art production activities conducted entirely within an enclosed building, does not include any outdoor storage of equipment or materials and that does not create increased noise levels, vibrations, odors and does not involve the storage or handling of toxic, highly flammable or explosive materials in such quantities that would, if released or ignited constitute a significant risk to adjacent properties or people .

"Artisan Studios and Showrooms" means the on-site production or manufacturing of art, including but not limited to wood products, artisan metal-working and other similar uses which increase noise levels, produce vibrations, odors or smoke affecting adjacent properties or people and includes showrooms and galleries for the display and sale of art.

"Assisted Living Facilities" means housing and limited care that is designed for senior citizens who need some assistance with daily activities but do not require care in a nursing home.

"Audio-Video Stores" means the sales and service of audio and video equipment, including the rental and sales of videos, music and games.

Automobile Gas Stations" means a place for the fueling of automobiles, the detailing and routine maintenance of automobiles limited to the changing of fluids, wiper blades and subordinate retail sales of convenience store items.

Automobile Repair, Major. "Major auto repair" means engine and/or transmission overhaul or rebuilding, including removal and replacement, commercial truck repair and collision service, auto body replacement and repair work, including painting and paint shops.

Automobile Repair, Minor. "Minor auto repair" means the adjustment or replacement of parts, tires, brakes, headlights, and the like, and the tuning of engines. It shall not include complete engine overhaul or rebuilding, body and frame repairs, or painting.

"Automobile wrecking" means the commercial dismantling or disassembling of used motor vehicles or trailers, tractors, self-propelling farm or road machinery, or the storage, sale or dumping of same when dismantled, partially dismantled, obsolete or wrecked, or the parts thereof.

"Bakery large " means a commercial enterprise engaged in large-scale production and wholesale marketing of bakery goods, and which may include incidental retail sales.

"Bakery small " means a retail commercial enterprise engaged in the production of bakery goods intended for retail sale on site and not including any wholesale activities.

"Banks/Financial Institutions" means an establishment for the custody, loan, exchange, or issue of money, for the extension of credit, and for facilitating the transmission of funds.

"Barbershop" means a place where a barber cuts and dresses hair, shaves and trims beards, and performs related services.

"Bars" means businesses where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/or dancing, comedy, etc.). May also include beer brewing as part of a microbrewery, and other beverage tasting facilities.

"Base flood" means the flood having a one percent (1%) chance of being equaled or exceeded in any given year; also referred to as the one hundred (100) year flood, regulatory flood, intermediate regional flood, or original zoning flood.

"Beauty Salon" means an business where hairdressing, facials, and manicures are done.

"Bed and breakfast inn" means a structure or structures which contain a maximum of five (5) individual sleeping or living units which are rented out to the transient public and in which meals are served to guests.

"Beginning of construction" means the incorporation of labor and material within the foundation of a building.

"Beverage container recycling collection center" means an accessory use to a shopping center or supermarket which includes a place, mobile unit, reverse vending machine, or other device where a certified recycling center accepts one (1) or more types of empty beverage containers from consumers, and pays or provides the redemption value and any applicable redemption bonus for one (1) or more types of empty beverage containers and intended for implementation of the California Beverage Container Recycling and Litter Reduction Act of 1986.

"Bicycle Sales, Rentals and Repairs" means a business that sells, rents and repairs bicycles.

"Billiard Hall" means a business where people get together for playing cue sports such as pool, snooker or carom billiards. Such establishments may have gaming machines, darts, foosball and other games on the side.

"Board of Supervisors" means the Board of Supervisors of the County of Humboldt.

"Boarding house" means a dwelling or part thereof where meals and/or lodging are provided for compensation for three or more persons.

"Bookstore" means a business that sells new and used books.

"Bowling Alley" means a business where people bowl and may include a game room, bar and food services.

"Building" means any structure, including cargo containers, having a roof used or intended to be used for the shelter or enclosure of persons, animals or property.

~~"Building, accessory" means a detached subordinate building located on the same building site as the main building and designed and intended for a use which is subordinate to the main building.~~ See Accessory Building.

"Building height" means the vertical distance from the average contact ground level at the front wall of the building to the highest point of the roof.

"Building, main" means a building in which is conducted the principal use of the building site on which it is situated.

"Camp" or "camping" shall mean to do any of the following:

(a) Sleeping or Reposing, 10:00 p.m. to 6:00 a.m. To sleep or repose at any time between the hours of 10:00 p.m. and 6:00 a.m. in any of the following places or manners: outdoors with or without bedding, tent, hammock, or other similar protection or equipment;

(b) To Set Up Bedding, 10:00 p.m. to 6:00 a.m. To establish or maintain outdoors or in, on, or under any structure not intended for human occupancy, at any time between the hours of 10:00 p.m. and 6:00 a.m., a temporary or permanent place for sleeping by setting up any bedding, sleeping bag, blanket, mattress, tent, hammock, or other sleeping equipment in such a manner as to be immediately usable for sleeping purposes; and

(c) Setting Up Camp Sites Anytime. To establish or maintain outdoors or in, on, or under any structure not intended for human occupancy, at any time during the day or night, a temporary or permanent place for cooking or sleeping by setting up any bedding, sleeping bag, blanket, mattress, tent, hammock, or other sleeping equipment, or by setting up any cooking equipment, with the intent to remain in such location overnight.

(d) Motor Vehicles, Auto Trailers and House Trailers. To use an automobile, bus, truck, motor home, house trailer, camper, trailer, or recreation vehicle, semi-trailer or truck, or other movable structure for habitation within the City, except in a duly licensed auto camp.

"Cargo container" means a large metal box typically used for the shipment of containerized goods.

"Caretaker's Apartment or Residence" means living quarters for an employee or caretaker which is incidental to and under the same ownership as the principal use which is a non-residential use.

"Carpentry and Cabinet Making Shops" means a business who manufactures or produces cabinetry, molding, countertops, furniture and similar products.

"Caterer" means a person or business that prepares food from a permitted food establishment and who supplies food and related services including, but not limited to an off premises catered (public or private) function.

"Cemetery" means a place where the deceased are buried or interned.

"Child Care Facilities" See Community Care Facility, Family Day Care Center and Family Day Care Home.

"Church" means a building, together with its accessory buildings and uses, where persons regularly assemble for worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship. Church includes temples synagogues and other places of worship.

"City" shall mean the City of Rio Dell.

"City Council" shall mean the City Council of Rio Dell.

"Civic" uses mean churches, lodges (i.e. Moose and Elk Lodges, etc.), public meeting halls and recreation centers, public and private schools, fire and police stations, ambulance services, post offices and other government offices, community wells, water tanks and treatment facilities and other similar compatible uses.

"Clothing and Apparel Businesses" means the retail sales of clothing, including but not limited to shoes and accessories.

"Clothing Manufacturers" means the manufacturing of clothing and related items, including but not limited to screen printing, stitchery and tie-dyeing.

"Coffee Shops" means an establishment who's primary business is the preparation and sales of coffee and similar drinks, including the sale of appurtenant items, including but not limited to pastries, sandwiches, etc. Coffee shops may or may not include drive-thru facilities.

"Commercial coach" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes which is required to be moved under permit, and shall include a trailer coach as defined in the California Vehicle Code, as amended.

Commercial Recreation means recreation facilities open to the general public for a fee or restricted to members when operated for profit as a business, including but not limited to golf courses, miniature golf, indoor and outdoor sports courts, indoor and outdoor gun ranges, indoor and outdoor go-cart tracks, skating rinks, swimming pools, batting cages, waterparks.

"Common area" means land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development, and which may include such complementary structures and improvements as are necessary and appropriate.

"Common property line" means a lot line shared by two (2) or more properties.

"Communication equipment buildings" shall mean buildings housing electrical and mechanical equipment necessary for the conduct of a public utility communication business with or without personnel.

"Community Care facility" means any facility, place, or building which is maintained and operated to provide nonmedical residential care, day treatment, adult day-care, or home-finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and as otherwise defined by Section 1502, California Health and Safety Code. Community Care Facilities providing these services for six (6) or fewer individuals shall be considered a residential use of the property for the purpose of zoning. See also "Family Day Care Homes" and "Family Day Care Center".

"Community center" means a building used for recreational, social, educational, or cultural activities, usually owned and operated by a public or nonprofit group or agency.

"Community Development Director" means the Director of the Planning and Building Department of the City of Rio Dell or his/her designee.

"Community garden" means a collectively gardened area located on a lot or lots owned or leased by a property owner's association, homeowner's association, tenant's association, non-profit organization, public agency, or other entity deemed functionally equivalent by the Planning Director used for the cultivation of fruits, vegetables, flowers or herbs, other than marijuana, by individuals, either in individual garden plots, or communally, and who have been granted membership rights by an organizational entity which administers the garden.

"Community recreation facility" means a recreational facility, such as a park or swimming pool, including accessory structures, maintained and operated for the benefit of residents of a particular residential development, including an apartment, condominium, townhouse, subdivision, or mobilehome park.

"Conditional use" means a use permitted in a particular zoning district only upon showing that such use in a specified district will comply with all the conditions and standards for the location or operation of such use as specified in this title and authorized by the Planning Commission through the issuance of a conditional use permit.

"Conditional use permit" means a permit issued by the Planning Commission stating that the conditional use meets all conditions set forth in this title and all others established by the Planning Commission.

"Condominium" means an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in a space in a residential, industrial, or commercial building on such real property. (See Civil Code Section 783).

"Contractor's Yard's" means the storage of materials, equipment and vehicles used by a general contractor, excavation contractor, landscaping contractor, building contractor, plumbing contractor, mechanical contractor or similar.

"Convalescent hospital" means a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff which provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and doctoring services, or a health facility which provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis.

"Day-care center" means a public or private enterprise which provides full day-care services to thirteen (13) or more children.

"Day-care home, large family " means a home which provides family day-care to seven (7) to fourteen (14) children located within a detached single-family dwelling.

"Day-care home small family " means a home which provides family day-care to eight (8) or fewer children, located within a detached single-family dwelling. A small family day-care home may provide care for more than six (6) and up to eight (8) children without an additional adult attendant if all of the following conditions are met:

1. At least two (2) of the children are at least six (6) years of age.
2. No more than two (2) infants are cared for during any time when more than six (6) children are cared for.
3. The licensee notifies each parent that the facility is caring for two (2) additional school age children, and that there may be up to seven (7) or eight (8) children in the home at one time.
4. The licensee obtains the written consent of the property owner when the family day-care home is operated on property that is leased or rented.

"Decision-making authority" means the Planning Director, Planning Commission, or City Council, depending on the responsibility and authority for reviewing and approving a particular permit.

"Dedication" means a conveyance of land to some public use, especially streets, made by the owner and accepted for such use by or on behalf of the public.

"Density" means the number of dwelling units per acre of land.

"Density bonus" means a density increase over the otherwise maximum residential density allowable by the applicable General Plan land use category.

"Development" means the division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

"Dwelling" means any building or portion thereof containing one or more dwelling units designed or used exclusively as a residence for one or more families, but not including a tent, boat, trailer, mobile home, dormitory, labor camp, hotel or motel.

"Dwelling, multiple-family" means a building or portion thereof containing three or more dwelling units.

"Dwelling, single-family" means a building containing exclusively one dwelling unit.

"Dwelling, two-family" or "duplex" means a building containing exclusively two dwelling units under a common roof.

"Dwelling unit" means one room, or a suite of two or more rooms, designed and intended for occupancy or a place of residence by one family, and which unit has one kitchen or kitchenette.

"Easement" means a grant of one (1) or more of the property rights by the owner to or for the use by the public, a corporation, or another person or entity.

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Ref. California Health and Safety Code, Section 50801(e).)

"Equestrian establishment" means a facility for commercial or organized events that pertain to the boarding, training, riding, renting, or recreational or sporting uses of horses or other large animals, including, but not limited to, stables, riding academies, riding schools, and rodeos. An equestrian event is any organized, pre-planned activity or program that involves training, riding, renting, and recreational or sporting uses of large animals, including, but not limited to, stables, riding academies, riding classes, gymkhana, team penning, roping, and jumping. An equestrian event would also involve invited guests or paying customers who either take part in or observe the particular activity.

"Family" means a person living alone, or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit.

"Farmers' market" means a retail market where agricultural produce is offered for sale to the general public, either within an enclosed building or outdoors.

"Farm labor housing, contract labor" means living quarters, either single-family or group housing, provided by a labor contractor for farm laborers which are not full-time farm employees on lands owned or leased by the owner of the living quarters.

"Farm labor housing, on-site employee" means living quarters, either single-family or group housing related to commercial agricultural uses, provided for full-time, year-round farm laborers employed on the site or on lands owned or leased by the owner of the living quarters, and who derive their primary source of yearly income from this employment.

"Fast-food restaurant" means an establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off the premises.

"Feed yard, animal" means a fenced area where livestock are fed a concentrated ration.

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

"Flag lot" means lots that have less than the required minimum street frontage on a public or private street where the lot has two distinct parts: (1) The flag, which is the building site and is located behind another lot; and (2) The pole which connects the flag to the street. (Ord. 278, 2011)

"Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special and historical flood hazards and the risk premium zones applicable to Humboldt County.

"Floodplain" means a land area adjoining a river, stream, watercourse, or lake which is likely to be flooded, including alluvial cones, wherein streams may change their course.

"Fruit stand" means a permanent or temporary structure utilized for the sale of agricultural, horticultural, or farming products grown, produced, or processed by the owner or lessee of the property on which the structure is located.

A. A permanent fruit stand is one that is used throughout the year and no thirty (30) day time period elapses where the stand is not utilized.

B. A temporary fruit stand is one that is used seasonally and normally periods of time in excess of thirty (30) days pass where the stand is not utilized. A temporary fruit stand shall not be used in excess of one hundred and twenty (120) cumulative days within a calendar year.

"Funeral home" means an establishment with facilities for the preparation of the deceased for burial or cremation, for the viewing of the body, and for funerals.

"Garage, private" means an accessory building or portion of a main building designed for the storage of self-propelled passenger vehicles, camping trailers or boats belonging to the owners or occupants of the site.

"General Plan" means the General Plan of the City of Rio Dell adopted by the City Council pursuant to California Government Code.

"Ground coverage" means the percentage of the total lot area that is covered by structures as herein defined.

"Guest house" means an attached or detached living area which may be physically separated from the primary dwelling and is not intended to be utilized as a separate dwelling. Guest houses shall not exceed five hundred (500) square feet and, except for a sink, shall contain no kitchen facilities. Guest houses shall not be let, leased or rented independently of the main building, in whole or in part, for any compensation, either direct or indirect.

"Heavy equipment" means equipment normally utilized in heavy construction projects and includes, but is not limited to, earthmoving equipment, road work and paving equipment, cranes, dump trucks, large tractors, water trucks, cement trucks, back hoes, excavators, compactors, zoom booms, concrete saws, forklifts, vibrators, platform lifts, and any other piece of equipment determined by the Planning Director as belonging to the heavy equipment category.

"Height" means the vertical distance from the base to the top of any structure, measured from lowest point of the structure.

"Home occupation" means the conduct of an art or profession, the offering of a service on the conduct of a business, or the manufacture of handicraft products in a dwelling in accordance with the regulations prescribed in Chapter 17.30 RDMC.

"Hotel" means any building or portion thereof containing living quarters or dwelling units without kitchen facilities, and designed for or intended to be used by six or more transient guests; but not including motels, mobile home parks, boarding houses, dormitories or labor camps.

"Inoperative vehicle" means a vehicle that is physically impaired to the point it cannot be driven at will under its own power or a vehicle whose registration has expired for a period greater than sixty (60) days.

"Junk yard" means the use of more than 200 square feet of area of any parcel, lot or contiguous lots as a place where imported waste, junk or salvaged vehicles, equipment, machinery or other materials are disassembled, handled, baled, packed, processed, or stored.

"Kennel" means any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire, training for a fee, or selling dogs or cats, except a facility operated by a humane society, or a governmental agency or its authorized agents, for the purpose of impounding or caring for animals.

"Laundromat" means an establishment providing washing, drying, or dry cleaning machines on the premises for rental use to the general public for family laundering or dry cleaning purposes.

"Kitchen" or "kitchenette" means any space used, intended or designed to be used for cooking and preparing food, whether the cooking unit be permanent or temporary and portable.

"Light machining" means a limited machining business conducted within an enclosed building, requiring no outside storage, and which excludes punch presses of over twenty (20) tons rated capacity, drop hammers, automatic screw machines, and any other piece of equipment exceeding a twelve- (12-) horsepower rating.

"Live/work unit" means an integral working space and residential space occupied within a single unit or multi-unit structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity and which:

- (a) Is regularly used for such purposes by one or more persons residing in the unit;
- (b) Includes complete kitchen space and sanitary facilities in compliance with the building code;
- (c) Allows employees with associated required amenities as consistent with the building code; and
- (d) Includes working space reserved and regularly used by one or more occupants of the unit.

“Lot” or “building site” means a parcel of land exclusive of public streets or alleys occupied or intended to be occupied by a main building or group of such buildings and accessory buildings, together with such open spaces, yards, minimum width and area as are required by this title or other ordinance, and having full frontage on an improved and accepted public street which meets the standards of widths and improvements of the County, or having either partial frontage on such street or access thereto by a recorded right-of-way or recorded easement, which partial frontage right-of-way or easement is determined by the Commission to be adequate.

“Lot area” means the total horizontal area included within lot lines, but excluding any portion of such area which has been dedicated for public right-of-way purposes.

“Lot depth” means the average horizontal distance between the front and rear lot lines.

“Lot flag” See “Flag Lot” definition. (Ord. 278, 2011)

“Lot, key” means the first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot.

“Lot line, front” means, in the case of an interior lot, the line separating the lot from the street right-of-way. In the case of a corner lot, the shorter street frontage shall be the front lot line.

“Lot line, rear” means the lot line opposite and most distant from the front lot line.

“Lot line, side” means any lot boundary which is not a front or rear lot line.

“Lot line, side street” means a side lot line separating a lot from the street.

“Lot lines” means the property lines bounding the lot.

“Lot width” means the horizontal distance between the side lot lines measured at right angles to the depth of the lot at the front yard setback line.

[“Lower income households” means households with incomes eighty percent \(80%\) or less of the County median income.](#)

Manufactured Home. The terms “manufactured home” and “mobile home” can be used interchangeably. “Manufactured home” means a structure transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the California Health and Safety Code, as amended. “Manufactured home” includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974, as amended (42 USC Section 5401 et seq.).

"Minimum distance between buildings" means the distance between the walls of buildings, measured at the nearest point to an adjacent building.

"Ministerial decision" means a decision requiring the application of the statutes, ordinances, or regulations to the facts as prescribed and involving little or no personal judgment by the public official or decision-making body as to the wisdom or manner of carrying out a project.

"Mobile home" means a structure that meets the requirements of the National Manufactured Housing Construction and Safety Act of 1974, as amended. "Mobile home" does not include a commercial coach, factory-built housing, or a recreational vehicle, as each term is defined in the California Mobile Homes-Manufactured Housing Act of 1980, as amended.

"Motel" means a building or group of buildings comprising individual sleeping quarters or dwelling units for the accommodation of transient guests which is so designed that parking is on the same building site and is conveniently accessible from the living units. This definition includes auto courts, tourist courts and motor hotels but does not include hotels.

Mortuary" means a place in which the deceased are kept.

"Neighborhood" means an area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers.

"Nonconforming building" means a building, structure or portion thereof which was lawfully constructed, but which does not conform to all the height and area regulations of the zone in which it is located, or which is so designed, erected or altered that it could not reasonably be occupied by a use permitted in the zone in which it is located.

"Nonconforming lot" means a lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the applicable zoning district or districts.

"Nonconforming use" means a use which was lawfully established, but which does not conform with the use regulations of the zone in which it is located.

"Nuisance" means any condition declared by a statute of the State of California or ordinance by the City of Rio Dell to be a nuisance; any public nuisance known at common law or equity; any condition dangerous to human life, unsafe, or detrimental to the public health or safety; and any use of land, buildings, or premises established, operated, or maintained contrary to the provisions of this title.

"Office, professional" means an office from which or at which a doctor, lawyer, engineer, architect, accountant, and similar professional persons may offer services.

"Park" means public or private land used for active or passive recreation.

"Park trailer" means a trailer designed for human habitation for recreational or seasonal use only, that meets all of the following requirements:

(a) It contains 400 square feet or less of gross floor area, excluding loft area space if that loft area space meets the requirements of subdivision (b) of Section 18009.3 and Section 18033 of the California Health and Safety Code, as amended. It may not exceed 14 feet in width at the maximum horizontal projection;

(b) It is built upon a single chassis;

(c) It may only be transported upon the public highways with a permit issued pursuant to Section 35780 of the California Vehicle Code.

"Parking area" means any public or private land area designed and used for parking motor vehicles, including parking lots, garages, private driveways, and legally designated areas of public streets.

"Parking space" means an off-street area for the parking of a motor vehicle, of not less than eight 8.5 feet in width and 19 feet in length with at least seven feet of vertical clearance, either within a structure or in the open, excluding driveways, or access drives, but which abuts upon a street, alley or has other appropriate means of access thereto.

"Passive solar addition" means any designed structurally integrated addition to an existing building, the principal purpose of which is to increase passive heating or cooling efficiency of the building. For the purposes of this title, the term "passive solar addition" shall include a solarium or greenhouse when structurally attached to a main building.

"Passive solar system" means any design, including space or structural components, and orientation, which enhances the natural heating or cooling of a building, without the use of external nonrenewable power supplies. A passive (or direct) solar system may be contrasted with an active (or indirect) solar system in which the solar heat is collected on the outside of the building and transferred inside the structure through ducts or pipes using a fan or pump.

"Permit" means written governmental permission issued by an authorized official empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.

"Permitted use" means any use allowed by right in a zoning district and subject to the restrictions applicable to that zoning district.

"Person" shall include any person, firm, company, corporation, partnership, association, organization or entity.

"Pet or animal cemetery" means a place used for the burial of animals. Not included in this definition is the occasional and infrequent burial of a pet or ranch animal by its owner, provided that no more than one animal is buried at a time, no more than one animal is buried in the same burial pit, and the total number of all animals buried on the property does not exceed five (5) animals in any given calendar year.

"Planning Commission" shall mean the Planning Commission of the City of Rio Dell.

"Planning Director" means the Director of the Planning Department of the City of Rio Dell or his/her designee.

"Plant nursery" means a commercial enterprise in which the primary use is the sale of plants, trees, or shrubs. Sales of incidental items, including, but not limited to, fertilizer, gardening equipment, or landscape supplies must be accessory to the primary use

"Plot plan" means a plan graphically describing proposed and existing buildings, structures, lot lines, and other required information submitted in conjunction with an application for discretionary or ministerial review and approval.

"Principal use" means the primary or predominant use of any lot.

"Public grounds" shall mean any public place, public area, public street, sidewalk, park, public facility or public area or any property owned by or under control of any local public agency, County, State agency or Federal agency located in the corporate limits of the City of Rio Dell, including but not limited to the river bank and river bar adjacent to and under the Eel River owned or under the control of the City of Rio Dell.

"Recreation, commercial" means recreation facilities open to the general public for a fee or restricted to members when operated for profit as a business.

"Recreation, private" means noncommercial clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organization and their guests.

"Recreational vehicle" means both of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:

(i) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

(ii) It contains 400 square feet or less of gross area measured at maximum horizontal projections;

(iii) It is built on a single chassis;

(iv) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b) A park trailer, as defined in California Health and Safety Code Section 18009.3, as amended.

"Recreational vehicle park" means an area or tract of land where one (1) or more spaces are rented or held out for rent to owners or users of recreational vehicles or tents.

"Rehabilitation" means the upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Rehabilitation facility" means any short- or long-term residential facility, serving more than six (6) individuals, designed to provide medical or social rehabilitation on an inpatient basis to individuals in a group living arrangement, in which meals and twenty-four (24) hour staffing is provided. Such facilities would include alcohol and chemical dependence recovery homes, group living quarters for physically or developmentally disabled adults or children, stress-reduction retreats, and residential facilities serving young adults or teenagers, which are operated by a nonprofit corporation for the purpose of providing moral or spiritual guidance to such persons. Rehabilitation facilities do not include hospitals, convalescent hospitals, sanatoriums, rest homes, jails, prisons, or State-operated detention facilities.

"Residential accessory structures" means buildings and structures normally associated with dwellings, such as detached garages, carports, greenhouses, storage buildings, and swimming pools, but excluding cargo containers, barns, or other structures intended exclusively for agriculture-related uses. Residential accessory structures shall be clearly subordinate to the residential use of the property.

"Residential density, net" means the average number of dwelling units per one acre of land.

"Rest home" means a health facility or a health facility which provides skilled nursing care to patients whose primary need is for availability of skilled nursing care on an extended basis. (See "Intermediate Care Facility," Section 1250, California Health and Safety Code)

"Retirement home" means a group housing arrangement chosen voluntarily by residents who are over sixty-two (62) years of age and who are provided varying levels of nonmedical supportive services or care and in which meals are provided in central eating facilities or prepared by employees of the retirement home and delivered to individual living areas. (See "Residential Care Facility for the Elderly," Section 1500 et seq., California Health and Safety Code)

"Right-of-way" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar uses.

"Second dwelling unit," as used in RDMC 17.30.230, shall mean an additional living unit on any one lot or parcel within a single-family residential district which is clearly ancillary and subordinate to a principal dwelling unit on the same lot or parcel.

Setback means the required minimum distance between the street centerline or any property line and wall or support of any structure.

"Setback line" means a line established by this title or by separate ordinance to govern the placement of buildings or structures with respect to lot lines, streets, or alleys.

"Sidewalk" means a paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

"Sign" means anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved, or otherwise fastened, affixed, constructed or made visible, including billboards and signboards for out-of-door advertising purposes.

"Slide-in camper" means a portable unit, consisting of a roof, floor, and sides, designed to be loaded onto, and unloaded from, a truck and designed for human habitation for recreational or emergency occupancy. "Slide-in camper" means a truck camper.

"Solar energy system" means any (a) solar collector or other solar energy device or (b) structured design of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, or for water heating.

"Special purpose commercial modular" means a vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is not required to be moved under permit, and shall include a trailer coach. "Special purpose commercial coach" has the same meaning as "special purpose commercial modular" as that term is defined in the California Health and Safety Code.

"Specified anatomical areas" means less than completely and opaquely covered mature human female breast below a point immediately above the top of the areola, or above a point immediately below the bottom of the areola; mature human buttock; mature human genitals; or human male genitals in a discernibly turgid state, even if completely and opaquely covered.

"Specified sexual activities" means fondling or other erotic touching of human pubic region, buttock, female breast, or genitals; or acts of human sexual intercourse, masturbation or sodomy; or human genitals in a state of sexual stimulation or arousal.

"Start of construction" means the first placement of permanent construction on a site, such as the pouring of slabs or footings, or any site preparation work, including, but not limited to, leveling and grading.

"Storage, public, enclosed" means a building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is available to the tenant or lessee. Also known as mini-storage warehouses.

"Storage, warehouse, private" means a building or group of buildings containing one or more rooms in which merchandise or commodities are stored or kept, principally for retail sale, and where access to the content of the storage room or space is restricted to the owner of the facilities or his employees.

"Story" means that portion of a building included between the surface of any floor and the surface next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

"Street" means a public right-of-way, or private right-of-way approved by the Planning Commission, which provides a primary means of access to abutting property.

"Street line" means the boundary between a street right-of-way and abutting property.

"Structural alterations" means any change in the structural members of a building, such as bearing walls, columns, beams, or girders.

"Structure" means anything constructed, the use of which requires permanent location on the ground. This includes swimming pools, but excludes driveways, patios, or parking spaces where the area is unobstructed from the ground up.

"Transfer/processing station" means and includes those facilities utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid wastes, or to transfer the solid wastes directly from smaller to larger vehicles for transport. Transfer station does not include any facility, the principal function of which is to receive, store, separate, convert, or otherwise process, in accordance with state minimum standards, manure; nor does it include any facility, the principal function of which is to receive, store, convert, or otherwise process wastes which have already been separated for reuse and are not intended for disposal. Transfer station also includes publicly operated household hazardous waste collection sites in operation for thirty (30) or more days during any calendar year.

"Transfer Station, large volume " means a medium volume or large volume transfer station which receives an amount equivalent to or more than fifteen (15) tons of waste per operating day.

"Transfer Station, small volume " means a limited volume transfer station which receives less than sixty (60) cubic yards or fifteen (15) tons, whichever is greater, of waste per operating day.

"Truck repair" means a commercial activity engaged in the service and repair of trucks, including truck tire repair.

"Use" means the purpose for which either land or a structure thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

"Use, accessory" means a use legally permitted in the zone, which use is incidental to and subordinate to the principal use of the site or of a main building on the site.

"Use, conditional" means a principal or accessory use of land or of structures thereon which use may be permitted only upon the issuance of a use permit, as provided herein.

"Use, principal permitted" means the primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone.

"Vehicle wrecking yard" means any lot or portion thereof used for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts, but not including the incidental storage of vehicles in connection with the operation of a repair garage, providing the repair period of any one (1) vehicle does not exceed sixty (60) days, and not including the active noncommercial repair of up to two (2) personal motor vehicles per legal lot within a one hundred and twenty (120) day period.

"Wholesale nursery" is a plant nursery where the majority of plants are grown on site and sold in bulk form for the purposes of retail resale or for bulk purchase by landscape contractors and commercial landscaping installers, and which is not engaged in selling goods or merchandise to the general public for personal or household consumption.

"Yard" means an open space other than a court on the same site with a building, which open space is unoccupied and unobstructed from the ground upward, except for landscaping or as specified elsewhere in this title; but not including any portion of any street, alley or road right-of-way, except as specified elsewhere in this title.

"Yard, front" means a yard of uniform depth extending across the full width of the lot between the front lot line and the nearest vertical support or wall of the main building, or enclosed or covered porch attached thereto. The front yard of a corner lot is the yard adjacent to shorter street frontage.

"Yard, rear" means a yard of uniform depth extending across the full width of the lot between the rear lot line and the nearest vertical support or wall of the main building or enclosed or covered porch attached thereto, except that the rear yard of a corner lot extends only to the side yard adjacent to the street.

"Yard, side" means a yard on each side of the main building extending from the front yard to the rear yard, the width of each yard being measured between the side line of the lot and the nearest vertical support or main wall of each building or enclosed or covered porch attached thereto. A side yard on the street side of a corner lot shall extend from the front yard to the rear lot line.

"Zone" means a portion of the territory of the City of Rio Dell within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this title. The word "zone" shall include the word "district." [Ord. 252 § 2.01, 2004.]